

BOARD OF COMMISSIONERS

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Record of Proceedings
BOARD OF ADJUSTMENT
Camden County
April 1, 2002

Chairman Roger Lambertson called to order a meeting of the Camden County Board of Adjustment at 7:00 p.m. on April 1, 2002 in the Commissioners Meeting Room of the Senior Citizens Center in the Courthouse Complex, Camden with the following members present: William McPherson, Robert Johnson, Roger Lambertson, and Willie Gallop. Also present were Dave Parks, Permit Technician and Melissa Gray, Clerk to the Board. The following member was absent: Morris Kight, Emory Upton, and Clayton Riggs.

Chairman Lambertson called for consideration of the March 11, 2002 minutes. Gallop made a motion to approve the minutes as read. Johnson seconded the motion. The motion passed 4-0.

Chairman Lambertson called for consideration of the March 18, 2002 minutes. Chairman Lambertson asked staff to rework the minutes and bring them back on the May agenda.

Chairman Lambertson called for consideration of the agenda. McPherson made a motion to approve the agenda. Johnson seconded the motion. The motion passed 4-0.

Chairman Lambertson called for comments from the public. Hearing none he continued with the agenda.

New Business

Item # 1 Conditional Use Permit Application (UDO2002-03-15) from Thomas D. Tarrants to conduct a home based business on the property located on North Mill Dam Road, Courthouse Township

Chairman Lambertson called for a motion to open the public hearing. McPherson made a motion to open the public hearing. Johnson seconded the motion. The motion passed 4-0.

Thomas D. Tarrants and Lisa Tarrants were sworn in as the applicants and stated they wished to be granted a Conditional Use Permit for a home based business to be conducted on the proposed property in a garage. The property was to be an average of 24 acres and the applicants would build a garage to conduct their business in and

live above the garage and they would build a home in the future. The applicant also stated that the property owner had given them permission to purchase any permits necessary with the condition that if the Conditional Use Permit was granted they could proceed with the purchase of the land.

Chairman Lambertson called upon staff, who reviewed the application, findings of fact, and the staff recommendation.

Hearing no more comments from the applicants, Chairman Lambertson called for the public hearing to be closed. McPherson made a motion that the public hearing be closed. Johnson seconded the motion. The motion passed 4-0.

1. Is the requested permit within its jurisdiction, according to the table of uses?
 - Lambertson made a motion that it is within jurisdiction.
 - McPherson seconded the motion.
 - The motion passed 4-0 with Gallop, Lambertson, McPherson, and Johnson voting aye.

2. Is the application complete?
 - Lambertson made a motion that the application is complete.
 - Johnson seconded the motion.
 - The motion passed 4-0 with Gallop, Lambertson, McPherson, and Johnson voting aye.

3. Is the application a Nonconforming Use?
 - Lambertson made a motion the application is not a nonconforming use.
 - Gallop seconded the motion
 - The motion passed 4-0 with Gallop Lambertson, McPherson, and Johnson voting aye.

4. Will the proposed use comply with all of the requirements of this ordinance?
 - Lambertson made a motion that the proposal will comply with all requirements.
 - McPherson seconded the motion.
 - The motion passed 4-0 with Gallop, Lambertson, McPherson, and Johnson voting aye.

- A. Will the use applied for meet all the requirements of the zoning district where it is proposed to be located?
 - Lambertson made a motion that the use will meet all requirements of the zoning district.
 - Johnson seconded the motion.
 - The motion passed 4-0 with Gallop, Lambertson, McPherson, and Johnson voting aye.

- B. Will the proposed use meet all of the special requirements (if any) for that particular type of use?
 - Lambertson made a motion that it will.
 - McPherson seconded the motion.
 - The motion passed 4-0 with Gallop, Lambertson, McPherson, and Johnson voting aye.

5. If the proposed use meets all requirements of the ordinance, is it appropriate for the area where it is intended to be located?
 - Lambertson made a motion that the use is appropriate for the area.
 - Gallop seconded the motion.
 - The motion passed 4-0 with Gallop, Lambertson, McPherson, and Johnson voting aye.
 - A. Does the evidence show that it will not endanger the public health or safety?
 - Lambertson made a motion that the evidence shows that it will not endanger the public health or safety.
 - Johnson seconded the motion.
 - The motion passed 4-0 with Gallop, Lambertson, McPherson and Johnson voting aye.
 - B. Does the evidence show that it will not substantially injure the value of adjoining or abutting property?
 - Lambertson made a motion that the evidence shows that it will not injure the value of adjoining or abutting property.
 - Gallop seconded the motion.
 - The motion passed 4-0 with Gallop, Lambertson, McPherson, and Johnson voting aye.
 - C. Does the evidence show that it will be in harmony with the particular neighborhood or area where it is proposed to go?
 - Lambertson made a motion that the evidence shows that it will be in harmony with the area.
 - McPherson seconded the motion.
 - The motion passed 4-0 with Gallop, Lambertson, McPherson, and Johnson voting aye.
 - D. Does the evidence show that it will be in general conformity with the County's adopted land use plan?
 - Lambertson made a motion that the evidence shows that it will be in conformity with the county's land use plan.
 - McPherson seconded the motion.
 - The motion passed 4-0 with Gallop, Lambertson, McPherson, and Johnson voting aye.
 - E. Does the evidence show that it will not exceed the County's ability to provide adequate public facilities, such as schools, fire protection, law enforcement coverage, water supply, sewage or drainage facilities?
 - Lambertson made a motion that the evidence shows that it will not exceed the county's ability to provide adequate fire, water and rescue.
 - Gallop seconded the motion.
 - The motion passed 4-0 with Gallop, Lambertson, McPherson, and Johnson voting aye.
6. Chairman Lambertson called for consideration for approval or disapproval of the findings of facts:
 - McPherson made a motion to approve the Finding of Facts as submitted

by staff.

- Johnson seconded the motion.
 - The motion passed 4-0 with Gallop, Lambertson, McPherson, and Johnson voting aye.
7. Chairman Lambertson called for consideration for granting or denying the Conditional Use Permit for UDO 2002-03-15:
- Gallop made a motion to approve the Conditional Use Permit with conditions as recommended by staff except to delete number 7 conditions
 - Johnson seconded the motion.
 - The motion passed 4-0 with Gallop, Lambertson, McPherson, and Johnson voting aye.

Other Business

Information

Board of Commissioners Minutes – February 4, 2002
Planning Board Minutes – March 20, 2002

Consideration for date of next meeting – May 6, 2002

The next meeting of the Camden County Board of Adjustment will be held on Monday, May 6, 2002.

Adjournment

Chairman Lambertson called for a motion that the meeting of the Camden County Board of Adjustment be adjourned. Johnson made a motion that the meeting of the Camden County Board of Adjustment be adjourned. McPherson seconded the motion. The motion passed 4-0. The meeting adjourned at 7:33 p.m.

Approved: _____

Chairman

ATTEST:

Melissa Gray, Clerk to the Board